BILL GARRETT, Davidson County
Trans:T20090078547 DEEDQC
Recvd: 11/18/09 14:40 2 pgs
Fees:12.00 Taxes:0.00
20091118-0106253 rty: **Map #; 142-11 Group*: G Parcel #: 148**

**Property Address: 7220 Birch Bark Drive, Nashville, TN 37221**

**New Owner: Anna M. Burgner**
**Address: 7220 Birch Bark Drive**
**Nashville, TN 37221**

**Send Tax Bill to:**
**Same address as previously provided**

This instrument was prepared by: M. Todd Sandahl, Attorney at Law
238 Public Square, Franklin, TN 37064
(615) 790-8412 Facsimile (615) 790-1827

**Based on information provided by the parties.** No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

The parties have specifically waived performance of a title search, tide opinion letter, or tide insurance by the preparing attorney.

## QUITCLAIM DEED

For the express purpose of making a reconveyance to create a fee simple title in accordance with the Settlement Agreement, Promissory Note and Deed of Trust dated November 13th, 2009 and for good and valuable consideration, and no monetary consideration, I, **Jeffrey Scott Anderson,** hereby quitclaim and convey to **Anna M. Burgner,** all the right, title and interest I may have, if any, in and to the following described real property located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on Plan of Section Six Valley West of record in Book 5050, page 60 Register's Office for said County.
>
> Said Lot No. 2 fronts 89.79 feet on the westerly margin of Birch Bark Drive and extends back 203.61 feet on the northerly line and 184.13 feet on the southerly line to a broken line in the rear, measuring 88.31 feet thereon.
>
> BEING the same property conveyed to the Anna Marie Burgner and Jeffrey Scott Anderson by deed and filed for record in Book 9525, Page 671, Register's Office of Davidson County, Tennessee.
>
> **Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.
>
> This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5050 Page 60, said Register's Office, which Plan shows a 30 foot minimum building setback line from Birch Bark Drive and a 10 foot easement for public utility and drainage purposes along the rear line(s). And a 10 foot sanitary sewer purposes with an 8 inch sewer line therein, across the rear portion of said lot.

Subject to any easements and/or restrictions of record in the Register's Office for

Davidson County, Tennessee.

IN WITNESS WHEREOF I have hereunto set my hand this 13th day of November, 2009.

**Jeffrey Scott Anderson**

*This is improved property, known as 7220 Birch Bark Drive, Nashville, TN 37221.*

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** ) Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeffrey Scott Anderson,** the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of November, 2009.

NOTARY PUBLIC

JILL A. BIRGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

May 20, 2012
My Commission Expires

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

**Affiant** Rebecca K. McKelvey

Sworn to and subscribed before me this 17th day of November, 2009.

NOTARY PUBLIC

SHERRY G. WINECOFF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires

MY COMMISSION EXPIRES: MAY 6, 2013

**The actual consideration or value, whichever is greater, is $0.**